



## Legislation Details (With Text)

<b>File #:</b>	Res 0740-2011	<b>Version:</b>	*	<b>Name:</b>	LU 325 - Zoning, Amendment to the Zoning Map (C110085ZMX)
<b>Type:</b>	Resolution	<b>Status:</b>		<b>Adopted:</b>	Adopted
		<b>In control:</b>		<b>Committee on Land Use:</b>	Committee on Land Use
<b>On agenda:</b>	3/23/2011				
<b>Enactment date:</b>		<b>Enactment #:</b>			
<b>Title:</b>	Resolution approving the decision of the City Planning Commission on ULURP No. C 110085 ZMX, a Zoning Map amendment (L.U. No. 325).				
<b>Sponsors:</b>	Leroy G. Comrie, Jr., Mark S. Weprin				
<b>Indexes:</b>					
<b>Attachments:</b>	1. Committee Report, 2. Hearing Transcript - Stated Meeting 3-23-11				

Date	Ver.	Action By	Action	Result
3/23/2011	*	Committee on Land Use	Approved by Committee	
3/23/2011	*	City Council	Approved, by Council	Pass

### THE COUNCIL OF THE CITY OF NEW YORK RESOLUTION NO. 740

Resolution approving the decision of the City Planning Commission on ULURP No. C 110085 ZMX, a Zoning Map amendment (L.U. No. 325).

By Council Members Comrie and Weprin

WHEREAS, the City Planning Commission filed with the Council on February 18, 2011 its decision dated February 16, 2011 (the "Decision"), on the application submitted by the Department of City Planning, pursuant to Sections 197-c and 201 of the New York City Charter, to rezone portions of 80 blocks in Community District 7 and portions of two lots in Community District 12 in the Bronx that would promote mid-density residential and commercial uses on Webster Avenue and preserve the existing character of the adjacent residential areas. In addition, the text amendment is proposed to make the Inclusionary Housing Program applicable in certain zoning districts within the rezoning area to incentivize the development of affordable housing, Community Districts 7 and 12, Borough of the Bronx (ULURP No. C 110085 ZMX (the "Application"));

WHEREAS, the Application is related to Application N 110086 ZRX (L.U. No. 326), a zoning text amendment to modify Appendix F in the Zoning Resolution of the City of New York to make the Inclusionary Housing Program applicable in the proposed R7D and C4-5D district;

WHEREAS, the Decision is subject to review and action by the Council pursuant to Section 197-d(b)(1) of the City Charter;

WHEREAS, upon due notice, the Council held a public hearing on the Decision and Application on March 15, 2011;

WHEREAS, the Council has considered the land use implications and other policy issues relating to the Decision and Application; and

WHEREAS, the Council has considered the relevant environmental issues and the Final Environmental Impact Statement (FEIS), for which a Notice of Completion was issued on February 4, 2011 (CEQR No. 10DCP035X);

RESOLVED:

Having considered the FEIS, with respect to the Application, the Council finds that:

- (1) The FEIS meets the requirements of 6 N.Y.C.R.R. Part 617;
- (2) Consistent with social, economic and other essential considerations, from among the reasonable alternatives thereto, the action is one which minimizes or avoids adverse environmental impacts to the maximum extent practicable; and
- (3) The adverse environmental impacts disclosed in the FEIS will be minimized or avoided to the maximum extent practicable by incorporating as conditions to the approval, those mitigation measures that were identified as practicable;
- (4) The Decision and the FEIS constitute the written statement of facts, and of social, economic and other factors and standards, that form the basis of the decision, pursuant to 6 N.Y.C.R.R. §617.11 (d).

Pursuant to Sections 197-d and 200 of the City Charter and on the basis of the Decision and Application, and based on the environmental determination and consideration described in this report, C 110085 ZMX, incorporated by reference herein, the Council approves the Decision.

The Zoning Resolution of the City of New York, effective as of December 15, 1961, and as subsequently amended, is further amended by changing the Zoning Map, Section Nos. 3c and 1d:

1. eliminating from within an existing R7-1 District a C1-3 District bounded by:
  - a. a line 100 feet southwesterly of East Gun Hill Road, Reservoir Place, a line 150 feet southwesterly of East Gun Hill Road, and Putnam Place;
  - b. a line 100 feet southerly of East Gun Hill Road, a line midway between Decatur Avenue and Webster Avenue, a line 150 feet southerly of East Gun Hill Road, and Perry Avenue;
  - c. East 207<sup>th</sup> Street-Msgr. John C. McCarthy Place and its westerly centerline prolongation, a line 150 feet easterly of Bainbridge Avenue, East 205<sup>th</sup> Street, a line 150 feet northeasterly of East 204<sup>th</sup> Street, a line 100 feet southeasterly of Decatur Avenue, a line 100 feet northeasterly of East 204<sup>th</sup> Street, Webster Avenue, a line 100 feet southwesterly of East 204<sup>th</sup> Street, a line midway between Decatur Avenue and Webster Avenue, a line 150 feet southwesterly of East 204<sup>th</sup> Street, Bainbridge Avenue, and a line midway between Rochambeau Avenue and Bainbridge Avenue;

- d. Valentine Avenue, a line 150 feet northeasterly of East 198<sup>th</sup> Street, Bainbridge Avenue, and line 100 feet northeasterly of East 198<sup>th</sup> Street;
  - e. Valentine Avenue, a line 100 feet southwesterly of East 198<sup>th</sup> Street, a line 100 feet southeasterly of Bainbridge Avenue, East 198<sup>th</sup> Street, a line midway between Bainbridge Avenue and Pond Place, and a line 150 feet southwesterly of East 198<sup>th</sup> Street;
  - f. a line 100 feet northwesterly of Decatur Avenue, Bedford Park Boulevard, Decatur Avenue, a line 150 feet northeasterly of Bedford Park Boulevard, Webster Avenue, and a line 100 feet southwesterly of Bedford Park Boulevard;
  - g. a line 150 feet northeasterly of East 194<sup>th</sup> Street, Marion Avenue, and a line 100 feet northeasterly of East 194<sup>th</sup> Street, and a line midway between Valentine Avenue and Briggs Avenue; and
  - h. Briggs Avenue, a line perpendicular to the southeasterly street line of Briggs Avenue distant 125 feet southwesterly (as measured along the street line) from the point of intersection of the southeasterly street line of Briggs Avenue and the southwesterly street line of East 194<sup>th</sup> Street, Bainbridge Avenue, a line midway between East 193<sup>rd</sup> Street and East 194<sup>th</sup> Street, Marion Avenue, Bainbridge Avenue, and a line 150 feet southwesterly of East 194<sup>th</sup> Street;
2. eliminating from within an existing R7-1 District a C2-3 District bounded by:
  - a. Van Courtlandt Avenue East and its northeasterly centerline prolongation, Reservoir Oval East, a line 150 feet easterly of Bainbridge Avenue, East 207<sup>th</sup> Street- Msgr. John C. McCarthy Place and its westerly centerline prolongation, and a line midway between Rochambeau Avenue and Bainbridge Avenue;
  - b. a line 100 feet southeasterly of Decatur Avenue, East 205<sup>th</sup> Street, Webster Avenue, and a line 100 feet northeasterly of East 204<sup>th</sup> Street;
  - c. a line 100 feet northwesterly of Webster Avenue, East 201<sup>st</sup> Street, Webster Avenue, and a line 150 feet northeasterly of Bedford Park Boulevard;
  - d. a line 100 feet northwesterly of Webster Avenue, a line 100 feet southwesterly of Bedford Park Boulevard, Webster Avenue, and East 197<sup>th</sup> Street; and
  - e. East 194<sup>th</sup> Street, Webster Avenue, a line 100 feet southwesterly of East 193<sup>rd</sup> Street, and a line 100 feet northwesterly of Decatur Avenue;
3. eliminating from within an existing R8 District a C2-3 District bounded by a line 100 feet northwesterly of Webster Avenue, East Mosholu Parkway South, Webster Avenue, and East 201<sup>st</sup> Street;
4. changing from an R7-1 District to an R4A District property bounded by East 193<sup>rd</sup> Street, a line 150 feet northwesterly of Decatur Avenue, a line 100 feet southwesterly of East 193<sup>rd</sup> Street, a line 300 feet northerly of East Fordham Road and its easterly prolongation, and Marion Avenue;
5. changing from an C4-4 District to an R4A District property bounded by a line 300 feet northwesterly of East Fordham Road and its easterly prolongation, a line 100 feet northwesterly of Decatur Avenue, a line perpendicular to the northwesterly street line of Marion Avenue distant 280 feet northeasterly (as

measured along the street line) from the point of intersection of the northwesterly street line of Marion Avenue and the northerly street line of East Fordham Road, and Marion Avenue;

6. changing from an R7-1 District to an R5A District property bounded by:
- a. East 210<sup>th</sup> Street, Bainbridge Avenue, a line 100 feet southwesterly of East 210<sup>th</sup> Street, a line midway between Bainbridge Avenue and Reservoir Oval West, a line perpendicular to the northwesterly street line of Reservoir Oval West distant 320 feet southwesterly (as measured along the street line) from the point of intersection of the northwesterly street line of Reservoir Oval West and the southwesterly street line of East 210<sup>th</sup> Street, Reservoir Oval West, East 208<sup>th</sup> Street, and a line midway between Rochambeau Avenue and Bainbridge Avenue;
  - b. East 207<sup>th</sup> Street, a line perpendicular to East 206<sup>th</sup> Street distant 315 feet westerly (as measured along the street line) from the point of intersection of northerly street line of East 206<sup>th</sup> Street and the westerly street line of Perry Avenue, East 206<sup>th</sup> Street, and a line 100 feet easterly of Bainbridge Avenue;
  - c. Hull Avenue, a line perpendicular to the southeasterly street line of Hull Avenue distant 100 feet southwesterly (as measured along the street line) from the point of intersection of the southeasterly street line of Hull Avenue and the southwesterly street line of East 207<sup>th</sup> Street, a line midway between Hull Avenue and Decatur Avenue, and a line perpendicular to the southeasterly street line of Hull Avenue distant 450 feet southwesterly (as measured along the street line) from the point of intersection of the southeasterly street line of Hull Avenue and the southwesterly street line of East 207<sup>th</sup> Street;
  - d. Hull Avenue, a line 270 feet southwesterly of East 205<sup>th</sup> Street, a line midway between Hull Avenue and Decatur Avenue, a line 210 feet southwesterly of East 205<sup>th</sup> Street, Decatur Avenue, and a line 100 feet northeasterly of East 204<sup>th</sup> Street;
  - e. East 201<sup>st</sup> Street, Bainbridge Avenue, a line 100 feet northeasterly of Bedford Park Boulevard, a line midway between Briggs Avenue and Bainbridge Avenue, a line 100 feet southwesterly of East 201<sup>st</sup> Street, and a line 70 feet southeasterly of Briggs Avenue;
  - f. East 201<sup>st</sup> Street, a line 120 feet northwesterly of Webster Avenue, a line perpendicular to the southeasterly street line of Decatur Avenue distant 275 feet southwesterly (as measured along the street line) from the point of intersection of the southeasterly street line of Decatur Avenue and the southwesterly street line of East 201<sup>st</sup> Street, Decatur Avenue, a line 100 feet northeasterly of Bedford Park Boulevard, a line midway between Marion Avenue and Decatur Avenue, a line perpendicular to northwesterly street line of Decatur Avenue distant 130 feet southwesterly (as measured along the street line) from the point of intersection of the northwesterly street line of Decatur Avenue and the southwesterly street line of East 201<sup>st</sup> Street, and Decatur Avenue;
  - g. East 198<sup>th</sup> Street, a line 100 feet northwesterly of Marion Avenue, East 196<sup>th</sup> Street, Bainbridge Avenue, a line 100 feet southwesterly of East 198<sup>th</sup> Street, and a line 100 feet southeasterly of Bainbridge Avenue; and
  - h. a line 260 feet northeasterly of East 194<sup>th</sup> Street, a line 150 feet northwesterly of Marion Avenue, a line 100 feet northeasterly of East 194<sup>th</sup> Street, and a line midway between Briggs Avenue and Valentine Avenue;

7. changing from an R8 District to an R5A District property bounded by a line 100 feet southwesterly of East Mosholu Parkway South, a line 125 feet northwesterly of Perry Avenue, a line 100 feet northeasterly of East 201<sup>st</sup> Street, Perry Avenue, East 201<sup>st</sup> Street, a line 90 feet northwesterly of Bainbridge Avenue, a line 100 feet northeasterly of East 201<sup>st</sup> Street, and Bainbridge Avenue;
8. changing from an R7-1 District to an R5B District property bounded by:
  - a. a line 100 feet southwesterly and southerly of East Gun Hill Road, a line midway between Perry Avenue and Hull Avenue, a line 200 feet northeasterly of East 209<sup>th</sup> Street, Perry Avenue, a line 375 feet northeasterly of Holt Place, Reservoir Oval East, and Putnam Place;
  - b. a line 50 feet southwesterly of East 209<sup>th</sup> Street, a line 100 feet southeasterly of Decatur Avenue, East 207<sup>th</sup> Street, a line midway between Perry Avenue and Hull Avenue, a line 350 feet southwesterly of East 209<sup>th</sup> Street, Perry Avenue, Holt Place, Reservoir Oval East, a line 200 feet northeasterly of Holt Place, Perry Avenue, a line 100 feet southwesterly of East 209<sup>th</sup> Street, and Hull Avenue;
  - c. East 207<sup>th</sup> Street-Msgr. John C. McCarthy Place, Perry Avenue, a line 220 feet northeasterly of East 205<sup>th</sup> Street, a line midway between Perry Avenue and Hull Avenue, a line 55 feet northeasterly of East 205<sup>th</sup> Street, Hull Avenue, a line 100 feet northeasterly of East 204<sup>th</sup> Street, a line 100 feet easterly of Bainbridge Avenue, East 206<sup>th</sup> Street, and a line perpendicular to the northerly street line of East 206<sup>th</sup> Street distant 315 feet westerly (as measured along the street line) from the point of intersection of the northerly street line of East 206<sup>th</sup> Street and the northwesterly street line of Perry Avenue;
  - d. a line 120 feet southwesterly of East 205<sup>th</sup> Street, a line 120 feet northwesterly of Webster Avenue, a line 100 feet northeasterly of East 204<sup>th</sup> Street, and Decatur Avenue;
  - e. Bainbridge Avenue, East 201<sup>st</sup> Street, a line 110 feet northwesterly of Marion Avenue, a line perpendicular to the southeasterly street line of Perry Avenue distant 180 feet southwesterly (as measured along the street line) from the point of intersection of the southeasterly street line of Perry Avenue and the southwesterly street line of East 201<sup>st</sup> Street, Perry Avenue, a line 100 feet northeasterly of Bedford Park Boulevard, a line 100 feet southeasterly of Bainbridge Avenue, and a line perpendicular to the southeasterly street line of Bainbridge Avenue distant 195 feet southwesterly (as measured along the street line) from the point of intersection of the southeasterly street line of Bainbridge Avenue and the southwesterly street line of East 201<sup>st</sup> Street;
  - f. Valentine Avenue, a line 100 feet southwesterly of East 199<sup>th</sup> Street, a line 125 feet southeasterly of Briggs Avenue, a line perpendicular to the southeasterly street line of Briggs Avenue distant 325 feet southwesterly (as measured along the street line) from the point of intersection of the southeasterly street line of Briggs Avenue and the southwesterly street line of East 199<sup>th</sup> Street, Bainbridge Avenue, and a line 100 feet northeasterly of East 198<sup>th</sup> Street;
  - g. Marion Avenue, East 199<sup>th</sup> Street, a line 80 feet northwesterly of Decatur Avenue, Oliver Place, Decatur Avenue, East 198<sup>th</sup> Street, a line 100 feet southeasterly of Decatur Avenue, a line 130

feet northeasterly of East 197<sup>th</sup> Street, Decatur Avenue, a line 150 feet southwesterly of East 198<sup>th</sup> Street, a line 90 feet northwesterly of Decatur Avenue, East 197<sup>th</sup> Street, a line 60 feet northwesterly of Decatur Avenue, a line 75 feet southwesterly of East 197<sup>th</sup> Street, Marion Avenue, and East 197<sup>th</sup> Street, a line 100 feet westerly of Marion Avenue, and East 198<sup>th</sup> Street; and

- h. a line 320 feet southwesterly of East 196<sup>th</sup> Street, a line 110 feet southeasterly of Bainbridge Avenue, a line 439 feet northeasterly of East 194<sup>th</sup> Street, Marion Avenue, East 195<sup>th</sup> Street, a line 175 feet southeasterly of Marion Avenue, a line 350 feet northeasterly of East 194<sup>th</sup> Street, a line 150 feet northwesterly of Marion Avenue, a line 260 feet northeasterly of East 194<sup>th</sup> Street, and a line midway between Briggs Avenue and Valentine Avenue;
- 9. changing from an R7-1 District to an R5D District property bounded by the westerly centerline prolongation of East 207<sup>th</sup> Street-Msgr. John C. McCarthy Place, Bainbridge Avenue, East 205<sup>th</sup> Street, a line 100 feet northeasterly of East 204<sup>th</sup> Street, a line 120 feet northwesterly of Webster Avenue, East 204<sup>th</sup> Street, a line midway between Decatur Avenue and Webster Avenue, a line 100 feet southwesterly of East 204<sup>th</sup> Street, Bainbridge Avenue, and a line midway between Rochambeau Avenue and Bainbridge Avenue;
- 10. changing from an R7-1 District to an R6B District property bounded by:
  - a. a line 100 feet southerly of East Gun Hill Road, a line midway between Hull Avenue and Decatur Avenue, a line 305 feet northeasterly of East 209<sup>th</sup> Street, Decatur Avenue, a line 250 feet northeasterly of East 209<sup>th</sup> Street, a line 100 feet southeasterly of Decatur Avenue, a line 50 feet northeasterly of East 209<sup>th</sup> Street, Decatur Avenue, a line 75 feet northeasterly of East 209<sup>th</sup> Street, and Hull Avenue;
  - b. a line 100 feet northwesterly of Bainbridge Avenue, a line midway between Rochambeau Avenue and Bainbridge Avenue, Bainbridge Avenue, a line 100 feet southwesterly of East 204<sup>th</sup> Street, a line midway between Decatur Avenue and Webster Avenue, a line 100 feet northeasterly of East Mosholu Parkway North, a line 400 feet southwesterly of East 204<sup>th</sup> Street, Bainbridge Avenue, and East Mosholu Parkway North, a line 110 feet northwesterly of Bainbridge Avenue, and Rochambeau Avenue;
  - c. East 197<sup>th</sup> Street, Bainbridge Avenue, a line 150 feet southwesterly of East 197<sup>th</sup> Street, Briggs Avenue, a line 100 feet northeasterly of East 196<sup>th</sup> Street, and a line midway between Valentine Avenue and Briggs Avenue; and
  - d. East 193<sup>rd</sup> Street, Marion Avenue, a line perpendicular to the northwesterly street line of Marion Avenue distant 460 feet northeasterly (as measured along the street line) from the point of intersection of the northwesterly street line of Marion Avenue and the northerly street line of East Fordham Road, Bainbridge Avenue, a line 100 feet northeasterly of Coles Lane, a line 85 feet northwesterly of Bainbridge Avenue, a line 125 feet northeasterly of Coles Lane, Briggs Avenue, a line 470 feet northeasterly of Coles Lane, and Bainbridge Avenue;
- 11. changing from an R7-1 District to an R7A District property bounded by:
  - a. East Gun Hill Road, a line midway between Decatur Avenue and Webster Avenue, a line 100

feet southerly and southwesterly of East Gun Hill Road, and Putnam Place;

- b. Van Courtlandt Avenue East, Reservoir Oval East, a line 100 feet easterly of Bainbridge Avenue, East 205<sup>th</sup> Street, Bainbridge Avenue, the westerly centerline prolongation of East 207<sup>th</sup> Street-Msgr. John C. McCarthy Place, a line midway between Rochambeau Avenue and Bainbridge Avenue, a line 100 feet southeasterly of Van Courtlandt Avenue East, a line 100 feet easterly and northeasterly of East Mosholu Parkway North, a line 110 feet northwesterly of Bainbridge Avenue, and East Mosholu Parkway North;
- c. Bainbridge Avenue, a line 400 feet southwesterly of East 204<sup>th</sup> Street, a line 100 feet northeasterly of East Mosholu Parkway North, a line midway between Decatur Avenue and Webster Avenue, and East Mosholu Parkway North; and
- d. Valentine Avenue, a line 100 feet northeasterly of Bedford Park Boulevard, Bainbridge Avenue, a line perpendicular to the southeasterly street line of Bainbridge Avenue distant 195 feet southwesterly (as measured along the street line) from the point of intersection of the southeasterly street line of Bainbridge Avenue and the southwesterly street line of East 201<sup>st</sup> Street, a line 100 feet southeasterly of Bainbridge Avenue, a line 100 feet northeasterly of Bedford Park Boulevard, Decatur Avenue, a line perpendicular to the southeasterly street line of Decatur Avenue distant 275 feet southwesterly (as measured along the street line) from the point of intersection of the southeasterly street line of Decatur Avenue and the southwesterly street line of East 201<sup>st</sup> Street, a line 120 feet northwesterly of Webster Avenue, a line 100 feet southwesterly of Bedford Park Boulevard, Marion Avenue, a line 190 feet northeasterly of East 198<sup>th</sup> Street, Bainbridge Avenue, and a line 100 feet southwesterly of Bedford Park Boulevard;

12. changing from an R7-1 District to an R7B District property bounded by:

- a. a line 100 feet southwesterly of East Gun Hill Road, Hull Avenue, a line 75 feet northeasterly of East 209<sup>th</sup> Street, Decatur Avenue, a line 50 feet northeasterly of East 209<sup>th</sup> Street, a line 100 feet southeasterly of Decatur Avenue, a line 250 feet northeasterly of East 209<sup>th</sup> Street, Decatur Avenue, a line 305 feet northeasterly of East 209<sup>th</sup> Street, a line midway between Hull Avenue and Decatur Avenue, a line 100 feet southerly of East Gun Hill Road, a line midway between Decatur Avenue and Webster Avenue, the northwesterly centerline prolongation of East 210<sup>th</sup> Street, Webster Avenue, a line 130 feet northeasterly of East 205<sup>th</sup> Street, a line 100 feet southeasterly of Decatur Avenue, East 205<sup>th</sup> Street, a line 120 feet northwesterly of Webster Avenue, a line 120 feet southwesterly of East 205<sup>th</sup> Street, Decatur Avenue, a line 210 feet southwesterly of East 205<sup>th</sup> Street, a line midway between Hull Avenue and Decatur Avenue, a line 270 feet southwesterly of East 205<sup>th</sup> Street, Hull Avenue, a line 55 feet northeasterly of East 205<sup>th</sup> Street, a line midway between Perry Avenue and Hull Avenue, a line 220 feet northeasterly of East 205<sup>th</sup> Street, Perry Avenue, East 207<sup>th</sup> Street-Msgr. John C. McCarthy Place, a line 100 feet easterly of Bainbridge Avenue, Reservoir Oval East, Holt Place, Perry Avenue, a line 350 feet southwesterly of East 209<sup>th</sup> Street, a line midway between Perry Avenue and Hull Avenue, East 207<sup>th</sup> Street, a line 100 feet southeasterly of Decatur Avenue, a line 50 feet southwesterly of East 209<sup>th</sup> Street, Hull Avenue, a line 100 feet southwesterly of East 209<sup>th</sup> Street, Reservoir Oval East, a line 375 feet northeasterly of Holt Place, Perry Avenue, a line 200 feet northeasterly of East 209<sup>th</sup> Street, and a line midway between Hull Avenue and Perry Avenue; and excluding the area bounded by Hull Avenue, a line perpendicular to the southeasterly street line of Hull Avenue distant 100 feet southwesterly (as measured along the street line) from the point of

- intersection of the southeasterly street line of Hull Avenue and the southwesterly street line of East 207<sup>th</sup> Street, a line midway between Hull Avenue and Decatur Avenue, and a line perpendicular to the southeasterly street line of Hull Avenue distant 450 feet southwesterly (as measured along the street line) from the point of intersection of the southeasterly street line of Hull Avenue and the southwesterly street line of East 207<sup>th</sup> Street;
- b. a line 100 feet southerly of Van Courtlandt Avenue, a line midway between Bainbridge Avenue and Rochambeau Avenue, a line 100 feet northwesterly of Bainbridge Avenue, and a line 100 feet easterly of East Mosholu Parkway North;
  - c. East 201<sup>st</sup> Street, a line 70 feet southeasterly of Briggs Avenue, a line 100 feet southwesterly of East 201<sup>st</sup> Street, a line midway between Briggs Avenue and Bainbridge Avenue, a line 100 feet northeasterly of Bedford Park Boulevard, and Valentine Avenue;
  - d. Valentine Avenue, a line 100 feet southwesterly of Bedford Park Boulevard, Bainbridge Avenue, a line perpendicular to the southeasterly street line of Briggs Avenue distant 325 feet southwesterly (as measured along the street line) from the point of intersection of the southeasterly street line of Briggs Avenue and the southwesterly street line of East 199<sup>th</sup> Street, a line 125 feet southeasterly of Briggs Avenue, and a line 100 feet southwesterly of East 199<sup>th</sup> Street;
  - e. Perry Avenue, a line perpendicular to the southeasterly street line of Perry Avenue distant 180 feet southwesterly (as measured along the street line) from the point of intersection of the southeasterly street line of Perry Avenue and the southwesterly street line of East 201<sup>st</sup> Street, a line 110 feet northwesterly of Marion Avenue, East 201<sup>st</sup> Street, Decatur Avenue, a line perpendicular to northwesterly street line of Decatur Avenue distant 130 feet southwesterly (as measured along the street line) from the point of intersection of the northwesterly street line of Decatur Avenue and the southwesterly street line of East 204<sup>th</sup> Street, a line midway between Marion Avenue and Decatur Avenue, and a line 100 feet northeasterly and easterly of Bedford Park Boulevard;
  - f. Marion Avenue, a line 100 feet southwesterly of Bedford Park Boulevard, a line 120 feet northwesterly of Webster Avenue, East 198<sup>th</sup> Street, Decatur Avenue, Oliver Place, a line 80 feet northeasterly of Decatur Avenue, and East 199<sup>th</sup> Street;
  - g. Valentine Avenue, a line 100 feet northeasterly of East 198<sup>th</sup> Street, Bainbridge Avenue, a line 190 feet northeasterly of East 198<sup>th</sup> Street, Marion Avenue, East 198<sup>th</sup> Street, a line 100 feet southeasterly of Bainbridge Avenue, a line 100 feet southwesterly of East 198<sup>th</sup> Street, Bainbridge Avenue, East 197<sup>th</sup> Street, a line midway between Valentine Avenue and Briggs Avenue, a line 100 feet northeasterly of East 196<sup>th</sup> Street, Briggs Avenue, a line 150 feet southwesterly of East 197<sup>th</sup> Street, Bainbridge Avenue, East 196<sup>th</sup> Street, a line 100 feet northwesterly of Marion Avenue, East 197<sup>th</sup> Street, Marion Avenue, a line 75 feet southwesterly of East 197<sup>th</sup> Street, a line 60 feet northwesterly of Decatur Avenue, East 197<sup>th</sup> Street, a line 90 feet northwesterly of Decatur Avenue, a line 150 feet southwesterly of East 198<sup>th</sup> Street, Decatur Avenue, a line 130 feet northeasterly of East 197<sup>th</sup> Street, a line 100 feet southeasterly of Decatur Avenue, East 197<sup>th</sup> Street, a line midway between Decatur Avenue and Webster Avenue, East 194<sup>th</sup> Street, Decatur Avenue, a line 100 feet southwesterly of East 193<sup>rd</sup> Street, a line 150



feet northwesterly of Decatur Avenue, East 193<sup>rd</sup> Street, Bainbridge Avenue, a line 470 feet northeasterly of Coles Lane, Briggs Avenue, a line 100 feet northeasterly of East 194<sup>th</sup> Street, a line 150 feet northwesterly of Marion Avenue, a line 350 feet northeasterly of East 194<sup>th</sup> Street, a line 175 feet southeasterly of Marion Avenue, East 195<sup>th</sup> Street, Marion Avenue, a line 439 feet northeasterly of East 194<sup>th</sup> Street, a line 110 feet southeasterly of Bainbridge Avenue, a line 320 feet southwesterly of East 196<sup>th</sup> Street, a line midway between Valentine Avenue and Briggs Avenue, and a line 100 feet northeasterly of East 194<sup>th</sup> Street; and

- h. a line 125 feet northeasterly of Coles Lane, Poe Place, a line 100 feet northeasterly of Coles Lane, Bainbridge Avenue, a line perpendicular to the northwesterly street line of Marion Avenue distant 460 feet northeasterly (as measured along the street line) from the point of intersection of the northwesterly street line of Marion Avenue and the northerly street line of East Fordham Road, Marion Avenue, the westerly prolongation of a line 300 feet northerly of East Fordham Road, Bainbridge Avenue, Coles Lane, and Briggs Avenue;
- 13. changing from an C4-4 District to an R7B District property bounded by the westerly prolongation of a line 300 feet northerly of Fordham Road, Marion Avenue, and a line perpendicular to the northwesterly street line of Marion Avenue distant 280 feet northeasterly (as measured along the street line) from the point of intersection of the northwesterly street line of Marion Avenue and the northerly street line of East Fordham Road;
- 14. changing from an C8-2 District to an R7B District property bounded by a line 360 feet southerly of East Gun Hill Road, Webster Avenue, the westerly centerline prolongation of East 210<sup>th</sup> Street, and a line midway between Decatur Avenue and Webster Avenue;
- 15. changing from an R7-1 District to an R7D District property bounded by:
  - a. a line 130 feet northeasterly of East 205<sup>th</sup> Street, Webster Avenue, a line 100 feet southwesterly of East 204<sup>th</sup> Street, a line midway between Decatur Avenue and Webster Avenue, East 204<sup>th</sup> Street, a line 120 feet northwesterly of Webster Avenue, East 205<sup>th</sup> Street, and a line 100 feet southeasterly of Decatur Avenue;
  - b. East 201<sup>st</sup> Street, Webster Avenue, Botanical Square, Webster Avenue, East 197<sup>th</sup> Street, a line 100 feet southeasterly of Decatur Avenue, East 198<sup>th</sup> Street, and a line 120 feet northwesterly of Webster Avenue;
  - c. East 194<sup>th</sup> Street, Webster Avenue, a line 100 feet southwesterly of East 193<sup>rd</sup> Street, and Decatur Avenue;
- 16. changing from an C8-2 District to an R7D District property bounded by:
  - a. a line 320 feet northeasterly of the southeasterly prolongation of the northeasterly street line of East 205<sup>th</sup> Street, the southeasterly boundary line of a Rail Road right-of-way (New York and Harlem Rail Road), East Mosholu Parkway North and its southerly centerline prolongation, a line midway between Decatur Avenue and Webster Avenue, a line 100 feet southwesterly of East 204<sup>th</sup> Street, and Webster Avenue;
  - b. Webster Avenue, Botanical Square and its southeasterly centerline prolongation, the southeasterly boundary line of a Rail Road right-of-way (New York and Harlem Rail Road), and

Bedford Park Boulevard; and

- c. a line midway between Decatur Avenue and Webster Avenue, East 197<sup>th</sup> Street, Webster Avenue, and East 194<sup>th</sup> Street;
17. changing from a C8-2 District to a C4-4 District property bounded by a line 800 feet northeasterly of East Gun Hill Road, the southeasterly boundary line of a Rail Road right-of-way (New York and Harlem Rail Road), East Gun Hill Road, Newell Street, East 210<sup>th</sup> Street, Webster Avenue, a line 360 feet southwesterly of East Gun Hill Road, a line midway between Decatur Avenue and Webster Avenue, East 211<sup>th</sup> Street, and Webster Avenue;
18. changing from a C8-2 District to a C4-5D District property bounded by Bedford Park Boulevard, the southeasterly boundary line of a Rail Road right-of-way (New York and Harlem Rail Road), a line perpendicular to the centerline of a Rail Road right-of-way (New York and Harlem Rail Road) distant 1322 feet southwesterly (as measured along the Rail Road right-of-way) from the point of intersection of the centerline of a Rail Road right-of-way (New York and Harlem Rail Road) and the southwesterly street line of Bedford Park Boulevard, and Webster Avenue;
19. establishing within a proposed R5D District a C1-4 District bounded by the westerly centerline prolongation of East 207<sup>th</sup> Street-Msgr. John C. McCarthy Place, Bainbridge Avenue, East 205<sup>th</sup> Street, a line 100 feet northeasterly of East 204<sup>th</sup> Street, a line 120 feet northwesterly of Webster Avenue, East 204<sup>th</sup> Street, a line midway between Decatur Avenue and Webster Avenue, a line 100 feet southwesterly of East 204<sup>th</sup> Street, and a line midway between Rochambeau Avenue and Bainbridge Avenue;
20. establishing within a proposed R7A District a C1-4 District bounded by:
- a. East 207<sup>th</sup> Street-Msgr. John C. McCarthy Place, a line 100 feet easterly of Bainbridge Avenue, East 205<sup>th</sup> Street, and Bainbridge Avenue; and
  - b. a line midway between Marion Avenue and Decatur Avenue, Bedford Park Boulevard, Decatur Avenue, a line 100 feet northeasterly of Bedford Park Boulevard, a line 120 feet northwesterly of Webster Avenue, and a line 100 feet southwesterly of Bedford Park Boulevard;
21. establishing within a proposed R7A District a C2-4 District bounded by Van Courtlandt Avenue East, Reservoir Oval East, a line 100 feet easterly of Bainbridge Avenue, East 207<sup>th</sup> Street, the westerly centerline prolongation of East 207<sup>th</sup> Street-Msgr. John C. McCarthy Place, and a line midway between Rochambeau Avenue and Bainbridge Avenue;
22. establishing within a proposed R7B District a C2-4 District bounded by a line 100 feet northwesterly of Decatur Avenue, a line midway between East 194<sup>th</sup> Street and East 193<sup>rd</sup> Street, Decatur Avenue, and a line 100 feet southwesterly of East 193<sup>rd</sup> Street;
23. establishing within a proposed R7D District a C2-4 District bounded by
- a. a line 320 feet northeasterly of the southeasterly prolongation of the northeasterly street line of East 205<sup>th</sup> Street, the northwesterly boundary line of a Rail Road right-of-way (New York and

Harlem Rail Road), a line 110 feet northeasterly of East 204<sup>th</sup> Street, a line 100 feet southeasterly of Webster Avenue, East Mosholu Parkway North and its southeasterly centerline prolongation, a line midway between Decatur Avenue and Webster Avenue, East 204<sup>th</sup> Street, a line 120 feet northwesterly of Webster Avenue, East 205<sup>th</sup> Street, a line 100 feet southeasterly of Decatur Avenue, a line 130 feet northeasterly of East 205<sup>th</sup> Street, and Webster Avenue; and

- b. East 201<sup>st</sup> Street, Webster Avenue, Botanical Square and its southeasterly centerline prolongation, the northwesterly boundary line of a Rail Road right-of-way (New York and Harlem Rail Road), Bedford Park Boulevard, Webster Avenue, a line 100 feet southwesterly of East 193<sup>rd</sup> Street, Decatur Avenue, East 194<sup>th</sup> Street, a line midway between Decatur Avenue and Webster Avenue, East 197<sup>th</sup> Street, a line 100 feet southeasterly of Decatur Avenue, East 198<sup>th</sup> Street, and a line 120 feet northwesterly of Webster Avenue; and

24. establishing within an existing R8 District a C2-4 District bounded by East Mosholu Parkway South, Webster Avenue, East 201<sup>st</sup> Street, and a line 120 feet northwesterly of Webster Avenue;

as shown on a diagram (for illustrative purposes only) dated September 27, 2010 and subject to the conditions of CEQR Declaration E-249, Community Districts 7 and 12, Borough of the Bronx.

Adopted.

Office of the City Clerk, }  
The City of New York, } ss.:

I hereby certify that the foregoing is a true copy of a Resolution passed by The Council of The City of New York on March 23, 2011, on file in this office.

City Clerk, Clerk of The Council